

10112  
**ORIGINAL**

AG Contract No. KR00 0013TRN  
ADOT ECS File: JPA 00-02  
Project: G1050 85C  
Section: Dysart Road ESP Improvements

INTERGOVERNMENTAL AGREEMENT  
BETWEEN  
THE STATE OF ARIZONA  
AND  
THE CITY OF AVONDALE

THIS AGREEMENT is entered into 2 May, 2000,  
pursuant to Arizona Revised Statutes, Sections 11-951 through 11-954, as amended, between  
the STATE OF ARIZONA, acting by and through its DEPARTMENT OF TRANSPORTATION (the  
"State") and the CITY OF AVONDALE, acting by and through its MAYOR and CITY COUNCIL  
(the "City").

I. RECITALS

1. The State is empowered by Arizona Revised Statutes Section 28-401 to enter into this agreement and has by resolution, a copy of which is attached hereto and made a part hereof, resolved to enter into this agreement and has delegated to the undersigned the authority to execute this agreement on behalf of the State.

2. The City is empowered by Arizona Revised Statutes Section 41-1513 and 28-7281 et seq to enter into this agreement and has by resolution, a copy of which is attached hereto and made a part hereof, resolved to enter into this agreement and has authorized the undersigned to execute this agreement on behalf of the City.

3. The City has requested Economic Strength Project (ESP) funds in the amount of \$200,000.00; the Arizona Department of Commerce and the Economic Development Commission have recommended the approval of such funds for the City, and the Transportation Board has approved the funding, for the construction of improvements to Dysart Road., to provide improved access to a local business enterprise, and aid in the retention and development of local business, hereinafter referred to as the Project.

THEREFORE, in consideration of the mutual agreements expressed herein, it is agreed as follows:

=====

NO. 23962  
Filed with the Secretary of State  
Date Filed: 05/02/00  
Retney Bayless  
Secretary of State

By Dick V. Greenwood

## II. SCOPE

### 1. The City will:

a. Insure the additional commitment of 88.05% of the total estimated Project cost, or \$1,473,550.00, whichever is more, from the City or other sources (not including ESP funds) to the Project. Accomplish construction of the Project by public bidding, in strict compliance with State procurement laws, rules and regulations. Upon completion, approve and accept the Project on behalf of the City and provide maintenance.

b. No more often than monthly, invoice the State for ESP funds (Arizona Department of Commerce, ATTN: ESP Program Director, 3800 N. Central Avenue, Suite 1500, Phoenix, AZ 85012), in an amount not to exceed \$200,000.00.

c. Provide the State a copy of the executed Project contract(s), and draw down and expend the State ESP funds no later than six (6) months after the effective date of this agreement. Provide the State detailed written reports of all ESP fund expenditures, supported by invoices, receipts or other suitable and appropriate documentation, and a final accounting report no later than thirty (30) days after ESP funds are fully expended.

d. Reimburse the State any funds received from the State under this agreement which are not specifically and directly expended in compliance with the ESP grant application, which is attached hereto and made a part hereof, and are subsequently disallowed by the State.

e. Provide the State (Arizona Department of Commerce, ATTN: ESP Program Director, 3800 N. Central Avenue, Suite 1500, Phoenix, AZ 85012) with quarterly Project status reports, and one year after completion of the Project, a written Economic Impact Report detailing the direct and indirect impact of the Project, to include jobs created, jobs retained and related data.

### 2. The State will:

Within thirty (30) days after receipt and approval of the ESP contract(s) and subsequent monthly progress payment invoices, reimburse the City for work completed on the Project funds in an amount not to exceed \$200,000.00.

## III. MISCELLANEOUS PROVISIONS

1. The only interest of the Department of Transportation in the Project is to convey economic strength pass through funds for the use and benefit of the City by reason of state law under which funds for the Project are authorized to be expended.

2. The City agrees to indemnify and save harmless the State, or any of its departments, agencies, officers or employees, from and against all loss, expense, damage or claim of any nature whatsoever which is caused by any activity, condition or event arising out of the performance or non-performance by the State of any of the provisions of this agreement. Costs incurred by the State, any of its departments, agencies, officers or employees shall include in the event of any action, court costs, expenses of litigation and attorneys fees.

3. The total amount of ESP funds expended under this agreement shall not exceed 11.95% of the total Project cost. Should the Project not be completed, be partially completed, or be completed at a lower cost than the advanced amount, or for any other reason should any of these ESP funds not be expended, a proportionate amount of the funds provided under this agreement shall be reimbursed to the State.

4. This agreement shall remain in force and effect until completion of said Project, reimbursement and subsequent reports; provided, however, that this agreement, except any provisions herein for maintenance, which shall be perpetual, may be cancelled at any time prior to the award of a construction contract, upon thirty (30) days written notice to the other party. Further, this agreement may be terminated and the ESP grant cancelled by the State if the City, in the opinion of and by action of the Transportation Board, fails to pursue due diligence on the Project or in the performance of any of the terms of this agreement.

5. This agreement shall become effective upon filing with the Secretary of State.

6. This agreement may be cancelled in accordance with Arizona Revised Statutes Section 38-511 as regards conflicts of interest on behalf of State employees.

7. The provisions of Arizona Revised Statutes Section 35-214 pertaining to 5 year records retention by the City and audit by the State are applicable to this contract.

8. In the event of any controversy which may arise out of this agreement, the parties hereto agree to abide by required arbitration as is set forth in Arizona Revised Statutes Section 12-1518.

9. All notices or demands upon any party to this agreement, except as otherwise specified herein, shall be in writing and shall be delivered in person or sent by mail addressed as follows:


Arizona Department of Transportation  
Joint Project Administration  
205 South 17 Avenue, Mail Drop 616E  
Phoenix, AZ 85007

City of Avondale  
City Manager  
525 N. Central  
Avondale, AZ 85323

10. Attached hereto and incorporated herein is the written determination of each party's legal counsel that the parties are authorized under the laws of this state to enter into this agreement and that the agreement is in proper form.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

**CITY OF AVONDALE**

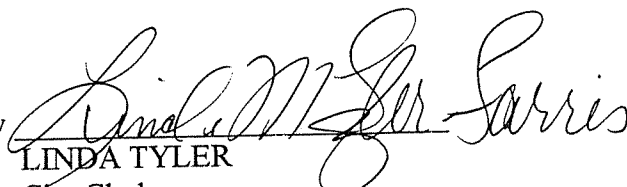
By   
Mayor

**STATE OF ARIZONA**

Department of Transportation

By   
MARY LYNN TISCHER - Director  
Transportation Planning

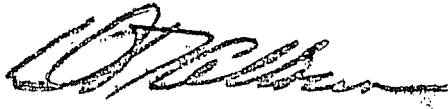
ATTEST:

By   
LINDA TYLER  
City Clerk

RESOLUTION

BE IT RESOLVED on this 19th day of December 1999, that I, the undersigned MARY E. PETERS, as Director of the Arizona Department of Transportation, have determined that it is in the best interests of the State of Arizona that the Department of Transportation, acting by and through the Intermodal Transportation Division, to enter into an agreement with the City of Avondale for the purpose of conveying ESP grant funds to the City.

Therefore, authorization is hereby granted to draft said agreement which, upon completion, shall be submitted to the Director of Transportation Planning for approval and execution.

A handwritten signature in dark ink, appearing to read 'D. Allocco', with a horizontal line extending from the end of the signature.

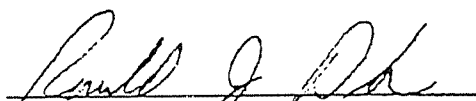
\_\_\_\_\_  
DAVID R. ALLOCCO, P.E.  
Assistant State Engineer  
Engineering Technical Group  
for Mary E. Peters, Director

A RESOLUTION OF THE CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS FROM THE ARIZONA DEPARTMENT OF COMMERCE AND THE ARIZONA DEPARTMENT OF TRANSPORTATION.

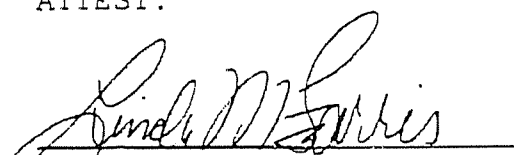
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA, as follows:

SECTION 1. The City is hereby authorized to accept the \$200,000 grant from the Arizona Department of Commerce and the Arizona Department of Transportation to be used for the purposes of road improvements associated with Coldwater Plaza.

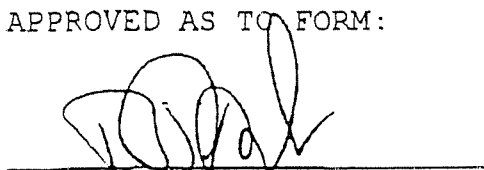
PASSED AND ADOPTED by the Mayor and Council of the City of Avondale this 7th day of February, 2000.

  
MAYOR DRAKE

ATTEST:

  
CITY CLERK


APPROVED AS TO FORM:

  
CITY ATTORNEY

APPROVAL OF THE AVONDALE CITY ATTORNEY

I have reviewed the above referenced proposed intergovernmental agreement, between the DEPARTMENT OF TRANSPORTATION, HIGHWAYS DIVISION, and the CITY OF AVONDALE and declare this agreement to be in proper form and within the powers and authority granted to the City under the laws of the State of Arizona.

DATED this 1 day of March, 2000.

  
\_\_\_\_\_

City Attorney

ECONOMIC STRENGTH PROJECTS  
REQUEST FOR PROPOSAL  
FY 2000 - ROUND 1  
January 21, 1999

APPLICATION FORM

**NOTE:** Additional information may be provided in attachments. Be sure to clearly reference and mark such additions and attachments.

1. NAME, ADDRESS, AND COUNTY OF APPLICANT(S):

The City of Avondale  
Economic Development Department  
525 North Central Avenue  
Avondale, AZ 85323  
Maricopa County

2. TYPE OF ORGANIZATION OF APPLICANT: (Check one)

a) ☒ Local Government only  
b) ☐ Private Non Profit / Local Government Joint Application:  
Name of Non Profit Agency Involved

\_\_\_\_\_  
Name of Local Government Involved

3. Describe the function or purpose of applicant organization.

See attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Name, address, and phone number of contact person(s):

Ms. Lorie Black, Economic Development Director  
City of Avondale  
525 North Central Avenue  
Avondale, AZ 85323 (623) 932-6183

5. Describe the private sector project or activity for which the related ESP funding is requested. Attach documentation (written agreement between governmental agency and business entity assisted)

See attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Describe the Economic Strength Project for which funding is requested. Describe how the ESP project supports/relates to the private sector project described in #5 above.

See attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



***3. Describe the function or purpose of applicant organization.***

The City of Avondale is a municipality that exists to provide its residents a range of services that include public safety protections, road and utility infrastructure and delivery systems, maintain community development standards, provide recreation amenities and social services necessities, and create economic opportunities. The Economic Development Department is responsible for initiating, pursuing, and establishing agreements with economic entities that produce a sustainable economic benefit for City of Avondale residents.

**5. Describe the private sector project or activity for which the related ESP funding is requested. (Attach documentation: written agreement between government agency and business entity assisted.)**

Funding is requested to support road improvements for Coldwater Plaza, a 48-acre prime mixed-use commercial development parcel. The City of Avondale has purchased the land and is installing the street, water, sewer and utility backbone requirements for the site. The City of Avondale is also demolishing the current public housing structures on the site and is performing the necessary grading and drainage work to prepare the site for commercial development.

Site design includes 300,000 square feet of retail shops and restaurants, two hotels, and a mid-rise office building. The City's Economic Development Department seeks to sign agreements with private projects that will develop the 48-acres from a back-to-front development approach to ensure the highest quality of mix use is provided. Signed agreements exist with Evergreen Devco to develop the southern 13 acres of the property, including a new Walgreens. In addition, an agreement has been signed with Ramada Inn to establish a hotel site on one of two designated hotel properties found on the back northeastern of the site. The contracts are provided as attachments.

Further agreements are being negotiated and reviewed at this writing. These include a 15-acre purchase by Home Depot; a lease to purchase arrangement with the Tri-City Chamber of Commerce; an offered contract by Quick Trip convenience market and gas station for \$12/square foot that is valued at nearly \$1,000,000, and other discussions with Circuit City, K-Mart and a national steakhouse. Site plans are being configured in order that final agreements can be reached. (The Home Depot site plan is scheduled for completion September 15, with an agreement to be finalized by the City approximately December 15, 1999.) This retail development activity is being considered within the parameters of developing the property from the back-to-front to ensure a quality approach and maximizing the site's revenue potential.

It is anticipated that 25% of Coldwater Plaza will be occupied by June 30, 2000, with 75% occupancy by June 30, 2001, and completion of the project by June 30, 2002. The City can afford to be selective because it purchased the land from Maricopa County at a cost that makes the property very competitive within the current I-10 corridor that extends from Estrella Parkway (Goodyear) to the west and 91<sup>st</sup> Avenue (Tolleson) to the east. The City utilized taxable and non-taxable bonds to purchase the land and perform the needed improvements.

***6. Describe the Economic Strength Project for which the funding is requested. Describe how the ESP project supports/relates to the private sector project described in #5 above.***

The City of Avondale requests \$200,000 to assist in the widening of the east side of Dysart Road from two to three lanes as it extends from I-10 south to Van Buren Street. In addition, turnouts from Dysart into Coldwater Plaza will be constructed to enhance safety and traffic flow in and out of the development.

There will be four newly created turnouts and two newly created intersections with traffic signals along this one-mile stretch of Dysart Road. This expansion of an existing roadway helps Coldwater Plaza development by providing the capacity needed to handle the increased traffic flows once Coldwater Plaza is completed.

Currently, 36,000 cars travel north-south on Dysart past the proposed development daily. In addition, 75,000 cars travel in each direction (east-west) on I-10 past the Dysart freeway interchange daily. The Dysart Road expansion provides the easy egress and exit needed to diminish traffic backup at the Dysart and I-10 southeast on-ramp, in addition to the convenience the Dysart expansion provides Coldwater Plaza shoppers.

7. Describe how the private sector project fits into the community's overall economic development efforts.

See attached.

8. Describe how the supporting ESP project fits into the Community's overall economic development efforts.

See attached.

9. How will ongoing maintenance and repair be provided for the ESP project after construction/improvement?

See attached.

10. Description of ESP project. (Check one)

- a) ☒ This is an existing roadway.  
b) ☐ This is a new roadway.  
c) ☐ This is a bridge.  
d) ☐ This is an underpass.  
e) ☐ Other \_\_\_\_\_

11. Where is the private sector project located that is supported by this ESP project?

See attached.

12. Where is the ESP project located? (Note: Attach site map(s) to the application.)

a. In the community: City of Avondale

b. In relation to the related private sector project:

The streets border the overall site and lie west and south of

c. In what legislative district: the current private sector agreement.  
Seven

13. What is the length (in feet/miles) of the ESP project? See attached.

14. What is the width (in feet) of the ESP project? 50 feet plus 6 feet of sidewalk.

*7. Describe how the private sector project fits into the community's overall economic development efforts.*

Coldwater Plaza is essential to the City of Avondale's economic development efforts. This project is a culmination of nearly 20 years of effort by City Management to convert an eighty-unit public housing site originally built in the early 1940s into a commercial mixed use cornerstone development to provide economic opportunity and amenities for its residents. It turns a major freeway gateway into Avondale from an old dilapidated public housing project into a thriving new commercial area of shops, stores, restaurants, hotels, and office facilities. Finally, it brings new development south of I-10, busting the psychological separation the Interstate has created between newly developed Avondale north of I-10 and the more established communities south of the freeway.

The products and services to be offered by locating national corporate entities will draw customers within a 10-mile radius of Coldwater Plaza. A comparison offered is the Wal-Mart in Avondale located just north of I-10, just east off Dysart. In nineteen (19) short months this store has become the busiest Wal-Mart in the Arizona.

Evergreen Devco, a development company, has purchased 13 acres with plans to erect a mixture of commercial ventures, including a new Walgreen's drug store. Proposals have been received from Home Depot, K-Mart, Circuit City, Quick Trip Gas Station, and a national steakhouse that has requested confidentiality. W. M. Grace, Inc., Home Depot's development firm, has proposed to purchase the remaining 15 acres once the Home Depot agreement is finalized. Coldwater Plaza has been a case where the City of Avondale in an enviable position of negotiating from strength, rather than begging from necessity. The City is in the position of choosing the contracts it wants to accept.

Coldwater Plaza is now possible due to a three-part agreement negotiated earlier this year between the City of Avondale, Maricopa County, and the Federal Housing and Urban Development agency by the City's Economic Development Department. This agreement is a classic win-win situation for the long-term growth and stability for the City of Avondale. Public housing residents are gaining affordable housing. An old public housing project is being replaced with a shining example of quality commercial development. The City has already contracted with Harvey Unti of the 22-year old firm Robert Kubicek Architects and Associates, Inc., to create the Plaza's appearance and establish design standards. In addition, Dan Kaminski from the engineering firm of Stantec Consulting, Inc., will supervise land preparation and traffic management. Stantec has served Valley builders for 25 years and was recognized as Arizona Business magazine's 1998 engineering firm of the year. The City gains Coldwater Plaza—a commercial mix-use design consisting of nearly 340,000 square feet of commercial space that includes retail warehouses, shops, restaurants, two hotels, and a mid-rise office building.

In addition to the private development, a new medical facility serving the indigent and other public will be built one-half block east of Coldwater Plaza on a four-acre parcel fronting Van Buren Avenue. This 15,000 square-foot facility replaces an older, smaller

center currently located within the 48-acre planned development. This lease expires October 31, 2000, at which time Maricopa Medical Health System will move into the new facility and Walgreens will begin construction.

Once built out in its third year, Coldwater Plaza will be generating a net revenue impact for the City of Avondale approximately \$1.3 million annually. This includes all expenditures and transfers out the City will make in relationship to the development of Coldwater Plaza. This generates significant sales tax revenue stream to help provide essential City services. An economic analysis is attached to this proposal for review.

Coldwater Plaza is located in the northeast corner of Avondale's Redevelopment District. This district extends from I-10 south to Lower Buckeye Road, west to the City's western borders, and east to the Agua Fria River channel, located approximately one mile east of Dysart. In addition, Coldwater Plaza is located within the Western Maricopa County Enterprise Zone. Coldwater Plaza is the turning point in Avondale's effort to move from a rural, agricultural community to the vibrant, new suburban leader of the Southwest Valley. It is an essential component to the economic strategy of the City by creating an economic synergy that connects the southern and northern halves of the City.

***8. Describe how the supporting ESP project fits into the Community's overall economic development efforts.***

The Dysart Road expansion enables traffic management to effectively take place in what will be a major commercial and destination area for the Tri-City community area. There will be four newly created turnouts and two newly created intersections with traffic signals along Dysart's one-mile stretch of roadway between I-10 and Van Buren. There will be two turnouts serving the Coldwater Plaza along the north side of Van Buren. This expansion of an existing roadway helps Coldwater Plaza development by providing the roadway needed to handle the increased traffic flows once Coldwater Plaza is completed.

In addition to serving Coldwater Plaza tenants, the expansion will help facilitate traffic for other surrounding businesses and services. On the Southeast corner of Dysart and Van Buren is Avondale Dodge, a significant new and used car dealership in the midst of its own growth that contributes \$350,000 annually to the sales tax revenue of the City. East of Coldwater Plaza on the north side of Van Buren is the Maricopa County Sheriff's station and a full service Motor Vehicle Department station. Road expansion will assist to maintain effective emergency response times for the Sheriff's Department as vehicle traffic counts increase in the area.

Cost of construction to expand the east side of Dysart Road from I-10 south to Van Buren from two to three lanes and the north side of Van Buren to 10<sup>th</sup> Street from two to three lanes is estimated to be \$2.8 million dollars. This RFP requests \$200,000 from the Economic Strength Project fund. Granting this contribution by the Department of Commerce and the Department of Transportation will enable the State of Arizona to join the partnership already established between the City of Avondale, Maricopa County, and the federal government. It is a partnership dedicated to generating economic growth and prosperity in a part of Avondale that according to the 1995 Special Census has an overall median household income of approximately \$25,000 annually.

**9. *How will ongoing maintenance and repair be provided for the ESP project after construction/improvement?***

The ongoing maintenance and repair will be performed by the City of Avondale's Public Works Streets Division, as is all street maintenance and repair work in the City. The current (FY 1999-2000) City of Avondale Street Budget for Routine Maintenance is \$479,000. An additional \$162,000 has been budgeted for sidewalks, signals, equipment rental, and other miscellaneous needs to perform operating and maintenance functions for Avondale's streets.

**11. *Where is the private sector project located that is supported by this ESP project?***

Coldwater Plaza is located just south of I-10 at the Dysart Road exit (Exit #129). The 48-acre private sector project is bordered:

- On the north by the I-10 southeast interchange onto I-10 East toward downtown Phoenix.
- On the west by Dysart Road.
- On the South by Van Buren Avenue.
- On the east by the ADOT Maintenance Yard.

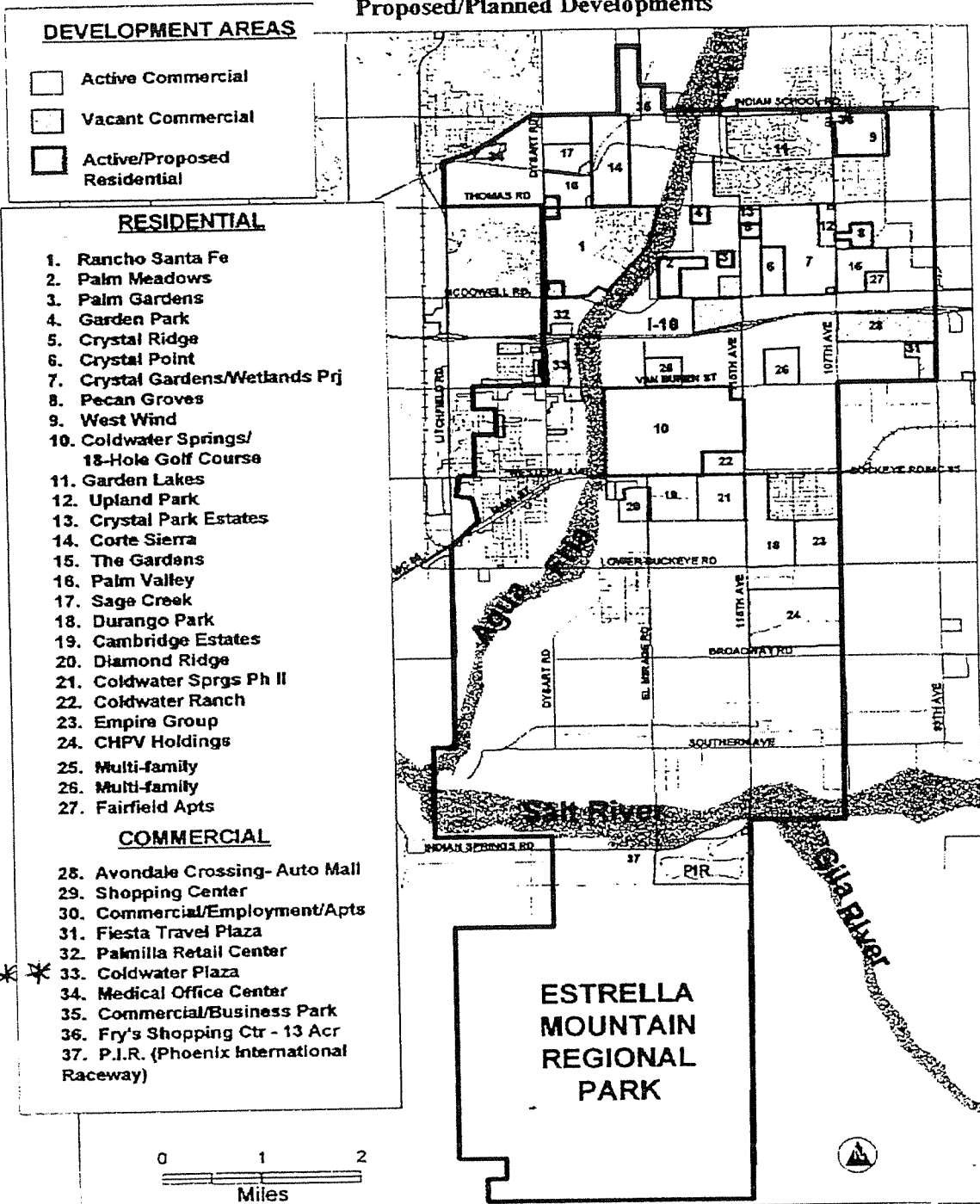
**13. *What is the length (in feet/miles) of the ESP project?***

- |  |            |
|--|------------|
| • Dysart Road from I-10 to Van Buren Avenue:                       | 2,650 feet |
| • Van Buren Road from Dysart east to the Agua Fria River crossing: | 1,850 feet |
| • Total length of the ESP project:                                 | 4,500 feet |



# COLD WATER PLAZA

## CITY OF AVONDALE Proposed/Planned Developments



In the jobs section below (Q15 - Q17), applicants must provide employment- and wage-related information for the private sector employers (existing or new ) which the ESP fund is supporting. If these projects do not generate certain categories of jobs (job creation, job retention or seasonal jobs), those sections should be left blank.

## 15. JOB CREATION

### a. Construction Phase

Does your project create any public or private construction jobs?

Yes     x    

No           

If yes, complete the following; otherwise go to Q15.b.

- |  |                                     |
|--|-------------------------------------|
| (1) Number of construction jobs directly created by private sector | <u>356</u>                          |
| Number of days or months the construction jobs would last          | <u>8 months/parcel over 3 years</u> |
| Average hourly wages   | <u>\$15.00/hr</u>                   |
| (2) Number of construction jobs directly created by ESP project    | <u>50</u>                           |
| Average number of days or months the construction jobs would last  | <u>225 days</u>                     |
| Average hourly wages   | <u>\$13.00/hr</u>                   |

**Note: List and provide the above information for each employer included in or supported by your ESP application.**

### b. Operation Phase

- |  |                                  |
|--|----------------------------------|
| (1) Number of full-time permanent direct jobs created (Year 1) | <u>601 ETE</u>                   |
| Average hourly wages   | <u>\$9.16</u>                    |
| (2) Number of part-time permanent direct jobs created (Year 1) | <u>xxxx (incorporated above)</u> |
| Average number of hours per week                               | <u>          </u>                |
| Average hourly wages   | <u>\$          </u>              |

**Note: List and provide the above information for each employer included in or supported by your ESP application.**

## 16. JOB RETENTION

- |   |                    |
|---|--------------------|
| a. Number of permanent full-time direct jobs retained   | <u>17</u>          |
| Average hourly wages  | <u>\$9.16/hour</u> |
| b. Number of permanent part-time direct jobs retained   | <u>8</u>           |
| Average number of hours per week  | <u>20/week</u>     |
| Average hourly wages  | <u>\$7.50/hour</u> |
| c. How would the lack of the ESP project cause, or contribute to, the loss of these directly effected jobs? |                    |

Retailers won't move into Coldwater Plaza without the road widening

**Note: List and provide the above information for each employer included in or supported by your ESP application.**

## 17. SEASONAL JOBS

If seasonal jobs are a significant part of the operation of private businesses for which you have applied for ESP, complete the following. Otherwise, go to question 18.

- |                                     |                |
|-------------------------------------|----------------|
| a. Number of seasonal jobs created  | <u>75</u>      |
| Average number of days per year     | <u>60</u>      |
| Average hourly wages                | <u>\$ 6.50</u> |
| b. Number of seasonal jobs retained | <u>5</u>       |
| Average number of days per year     | <u>60</u>      |
| Average hourly wages                | <u>\$ 6.50</u> |
| c. Further Clarifications           |                |

- (1). Are the seasonal jobs created or retained for one year, or would they be occurring on an on-going basis year after year? ongoing year after year

**Note: List and provide the above information for each employer included in or supported by your ESP application.**

## 18. Capital Investment.

- a) What kind of new, additional capital investment will be made by the private sector business or industry assisted by this ESP project? (Building, equipment, etc. at this site).

see attached

- b) What is the purpose and dollar value of the new, additional capital investment that will be made by the private sector business or industry assisted by this ESP project?

\$ see attached for \_\_\_\_\_  
 \$ \_\_\_\_\_ for \_\_\_\_\_  
 \$ \_\_\_\_\_ for \_\_\_\_\_  
 \$ \_\_\_\_\_ Total

## 19. Cost/Benefit Calculation

What is the likelihood that benefit resulting from the project will exceed the costs of the project? Show detail of cost/benefit analysis used to determine the net benefits of this project. Note: Included in this analysis should be the projected annual taxes (real and property) to be generated by the planned retail stores and other businesses being assisted and the taxes (state and local) to be paid by the workers who will be employed by these businesses.

see attached.

## 20. What community(ies) will benefit from this project? How will each listed community benefit?

see attached

### **18. Capital Investment**

- a. What kind of new, additional capital investment will be made by the private sector business or industry assisted by this ESP project? (Building, equipment, etc. at this site.)**

Coldwater Plaza will be situated on 48.7 acres divided into 12 different parcels of various sizes. These parcels are described as follows and are depicted on the site map:

- Parcel 1: Planned hotel complex on 2.56 acres
- Parcel 2: Ramada Hotel complex on 1.77 acres
- Parcel 3: Office complex on 2.41 acres
- Parcel 4: Tri-City Chamber of Commerce leases to own purchase .52 acres
- Parcel 5: Restaurant facility, 1.28 acres, 7,600-sq. ft. bldg.
- Parcel 6: National Steakhouse Restaurant 2.08 acres, 9,000-sq. ft. bldg.
- Parcel 7: Quick Trip Gas Station, 1.35 acres
- Parcel 8: Retail Center, 29.28 acres includes three retail buildings.  
Retail Bldg. A: Includes an 110,000-sq. ft. building and a 19,600-sq. ft. attached garden center.  
Retail Bldg. B & C: Circuit City expanded to 60,000-sq. ft.  
Retail D & E: K-mart expanded to 120,000-sq. ft.
- Parcel 9: A 12,000-sq. ft. retail bldg. Located on 1.47 acres.
- Parcel 10: A fast food restaurant located on .83 acres.
- Parcel 11: A 3,380-sq. ft. gas station complex
- Parcel 12: 13 acres including:  
Walgreens 1.58 acres, 13,000-sq. ft. bldg.  
Two 4,500-sq. ft. restaurant bldgs.

One 18,000-sq. ft. retail bldg.

Associated capital investments include actual building construction, all fixtures associated with the business, and signage attached to the buildings. The City of Avondale will be installing interior streets, utility, sewer, and water lines, lighting, and installing landscaping as described in the design features developed by the architect and engineering consultants.

- b) What is the purpose and dollar value of the new, additional capital investment that will be made by the private sector business or industry assisted by this ESP project?**

It is estimated that private entities will purchase the land at a minimum of \$4.00/square foot for a total land purchase of \$8,485,488. One proposal on the City's desk for a convenience store and gas station from Quick Gas is for \$12/square foot. The value for construction over three years for the properties is estimated at \$37,840,000. The total private sector investment is

*19. Cost/benefit calculation. What is the likelihood that benefit resulting from the project will exceed the costs of the project? Show detail of cost/benefit analysis used to determine the net benefits of this project. Note: Included in this analysis should be the projected annual taxes (real and property) to be generated by the planned retail stores and other businesses being assisted and the taxes (state and local) to be paid by the workers who will be employed by these businesses.*

Over a ten (10)-year period it is estimated that \$708,750,000 of taxable direct sales will be generated. A total annual payroll over ten years will generate \$99,120,000. It is estimated that the direct fiscal net impact over a ten-year period will be:

• City of Avondale's general fund:	\$11,642,255
• County sales tax:	\$ 5,688,356
• State sales tax:	\$35,437,500
• Average net income tax of 15%	\$14,868,000

**Total government generated net revenues:        \$67,636,111**

As agreements to develop Coldwater Plaza are contingent on the expansion of Dysart Road and Van Buren Avenue, the State of Arizona's \$200,000 ESP grant investment to assist this project is a key element in ensuring the project's forward movement.

*20. What communities will benefit from this project? How will each community benefit?*

As described above, the City of Avondale will gain direct net economic revenues from the Coldwater Plaza development. Tolleson, Goodyear, West Phoenix, Buckeye, Litchfield Park, Luke Air Force Base, and El Mirage, and Maricopa County residents all benefit from the use of the goods and services to be offered at Coldwater Plaza. The business location offers increased convenience, new amenities, and greater choices for residents of these cities. In addition, it benefits the State of Arizona and Maricopa County by servicing a growing population base closer to their homes, thereby generating new tax revenues through an expanding tax base.

21. List the names of local economic development organizations, and a contact person for each, which are involved with this private sector project. **Attach documentation (letters of support, etc.) showing the involvement and level of support of each organization.**  
see attached.
- 
22. What is the total cost of the entire project? \$ 47,999,038
23. What is the total cost of the ESP portion of the project? \$ 1,673,550
24. Complete and attach the Budget Detail Schedule (Attachment A).
25. Complete and attach the Sources and Uses Schedule (Attachment B).
26. Of the total ESP project cost listed in #23 above, how much financial assistance are you requesting from the Economic Strength Projects Fund? \$ 200,000 (12% of ESP costs)
27. List the sources and amounts of matching funds (both private and public) that will be a part of the total direct ESP project cost.
- a) **Public Funds:**
- (1) Name of public entity contributing the match. Amount
- Source (general fund, grants, HURF, etc.)
- |                                    |                     |
|------------------------------------|---------------------|
| City of Avondale non-taxable bonds | \$ <u>1,473,550</u> |
| ESP grant                          | \$ <u>200,000</u>   |
| Total                              | \$ <u>1,673,550</u> |
- (2) **In-kind match contributed to the project.**
- Type of match (force account labor, construction management, materials, etc.) Amount
- |                                  |                  |
|----------------------------------|------------------|
| (25%) Internal City project mgr. | \$ <u>11,500</u> |
|                                  | \$ <u></u>       |
| Total                            | \$ <u>11,500</u> |
- b) **Private Sector funds:**
- Name of private sector company(ies) contributing matching funds to the ESP project, (if any) Amount
- |       |            |
|-------|------------|
| None  | \$ <u></u> |
|       | \$ <u></u> |
| Total | \$ <u></u> |

***21. List the names of local economic development organizations, and a contact person for each, which are involved with this private sector project. Attach documentation (letters of support, etc.) showing the involvement and level of support of each organization.***

- a. Mary Rose Wilcox, member, Maricopa County Board of Supervisors
- b. Mark Hillard, CEO Maricopa Integrated Health System
- c. Sharolyn Hohman, President, Tri-City Chamber of Commerce (submitted under separate cover)
- d. Joanne D'Amico, Executive Director, Maricopa County Housing Department

28. Local utility or other infrastructure expenditures:

- a) What indirect local public utility or other infrastructure expenditures will need to be made in connection with (1) the private sector project, and (2) the ESP project? For example, expansion of water or waste water treatment facilities due to demands of the new business which the ESP project is assisting; extension of utility lines, major drainage improvements, etc.).

IMPROVEMENT	COST
<u>see attached.</u>	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total	\$ _____

29. How will the infrastructure expenditures listed in #28 above be funded?  
Non-taxable bonds have already been sold to pay for this and other street improvement projects in the City.

30. How soon after receiving approval of your ESP proposal could you begin construction on:

(a) The private sector project?(e.g., days, months) No later than February 2000

(b) The ESP project?(e.g., days, months) No later than February 2000.

31(a). How long will the private sector project take to complete from start to finish? (e.g., days, months) 3 years

31(b). How long will the ESP project take to complete from start to finish? (e.g., days, months) 225 days

32. List below the major milestone activities to be completed in the project and the time schedules for each. Note: Include the construction dates and purchase dates of the capital investments of the private sector.

ACTIVITY	START DATE	END DATE
<u>see attached</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

33. Is there any opposition to either the private sector project or the ESP project? If so, from whom and what is the nature of the opposition?

No.

34. Is project located in ☒ disadvantaged area of state?  
☐ rural area of state?  
☒ Enterprise Zone area of state? (Western Maricopa Enterprise Zone)



**28. Local utility or other infrastructure expenditures:**

1) What indirect local public utility or other infrastructure expenditures will need to be made in connection with the private project? The City will perform Coldwater Plaza utility related work that includes construction of new interior road, grading and drainage, installation of an electrical and gas backbone, and installation for a sewer and water backbone to meet the intended uses of this development. The estimated costs for these improvements is \$3,627,546.

2) What indirect local public utility or other infrastructure expenditures will need to be made in connection with the ESP project? As part of the \$1,673,550 road widening costs, a 16-inch waterline will be installed at a cost of \$79,500 on Dysart Road. Also a 6-inch sewer service line and an 8-inch and 10-inch sewer pipe will be installed on Van Buren at a cost of \$78,640.

Total utility infrastructure expenditures for the ESP project is \$158,140.

**32. List below the major milestone activities to be completed in the project and the time schedules for each.**

Activity	Start Date	End Date
Complete north section of Dysart widening	02/01/00	05/01/00
Complete south section of Dysart widening	05/01/00	06/30/00
Complete Van Buren widening east to River	07/01/00	09/15/00
Site cleared of public housing	10/01/00	12/31/99
Enter into agreement with W.M. Grace Company		11/01/99
Quick Trip Gas Station	01/15/00	05/31/00
Construction Ramada Inn	02/01/00	09/30/00
National Steakhouse	02/01/00	08/01/00
Construction Home Depot	02/01/00	10/01/00
Construction K-Mart	03/01/00	10/15/00
Construction Circuit City	03/01/00	10/15/00
All parcels to be sold by		12/31/00

35. Has this applying entity ever received any previous ESP grant funds.

NO x YES \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_ see attached.

AMOUNT RECEIVED: \$ \_\_\_\_\_

(List if more than one.)

**Note: IMPORTANT!! If yes, UPDATE PERMANENT JOBS,  
DIRECTLY CREATED AND/OR RETAINED, FOR EACH  
GRANT LISTED.**

36. Certification:

I certify that this project is compatible with other transportation facilities and conforms to all applicable construction and engineering standards.

NAME: Ruben Duran DATE: Sept. 19, 1999

TITLE: Acting City Manager

SIGNATURE: Ruben A. Duran

NAME OF CONTACT PERSON Ms. Lorie Black

TELEPHONE NUMBER 623-932-6183

*35. Has this applying entity ever received any previous ESP grant funds?*

No. The City of Avondale was awarded \$50,000 in FY 1996, Round 2. The City of Avondale did not accept the money because it postponed the public construction project for several years.

BUDGET  
DETAIL SCHEDULE

PROJECT NAME.:  
DYSART ROAD IMPROVEMENTS  
FROM VAN BUREN STREET TO I-10

ITEM DESCRIPTION	UNIT	UNIT PRICE	NUMBER OF UNITS	TOTAL CONSTRUCTION COSTS	ENGINEERING COSTS	TOTAL ACTIVITY COSTS	PROJECTED O & M COSTS
Mobilization	LS	25,000.00	1	25,000.00			2,500.00
Remove Exist Vertical Curb & Gutter	LF	3.00	3,110	9,330.00			933.00
Remove Existing AC	SY	3.00	13,009	39,027.00			3,903.00
Remove Existing Sidewalk	SF	2.00	7,341	14,682.00			1,468.00
Remove Exist Concrete Apron	SF	2.00	1,435	2,870.00			287.00
Remove Exist 6' Chain Link Fence	LF	3.00	180	540.00			54.00
Remove and Relocate Exist Fire Hydrant Per MAG Std. Det. 360	EA.	1,000.00	1	1,000.00			100.00
Remove and Salvage Exist Sign	EA.	50.00	6	300.00			30.00
Remove Exist Tree	EA.	50.00	21	1,050.00			105.00
Remove and Relocate Exist Water Meter	EA.	500.00	1	500.00			50.00
Remove and Relocate RID Irrigation Structure	EA.	400.00	1	400.00			40.00
Subgrade Preparation	SY	5.00	14,234	71,170.00			7,117.00
Asphaltic Concrete (19mm)	TON	26.00	3,923	102,004.00			10,200.00
Aggregate Base Course	CY	15.00	3,163	47,447.00			4,745.00
6' Sidewalk Per MAG Std Det 230	LF	5.00	1,761	8,805.00			881.00
Vertical Curb & Gutter Per MAG Std Det 220, Type "A"	LF	7.00	2,695	18,865.00			1,887.00
Sidewalk Ramp Per MAG Std Det 231, Type "A"	EA.	450.00	14	6,300.00			630.00
Single Curb Per ADOT Std Det. C-05.10 Type A1	LF	7.50	4,537	34,028.00			3,403.00
5' Sidewalk Per MAG Std Det 230	LF	4.00	444	1,776.00			178.00
Bus Bay (Type 1) Per COP Std. Det. P-1256-1	EA.	9,000.00	1	9,000.00			900.00
Bus Shelter/Accessory Pad (Bus Stop) Per COP Std. Det. P-1260	EA.	1,000.00	1	1,000.00			100.00
Curb Opening Catch Basin Per MAG Std. Det. 531 Type "B"	EA.	3,000.00	2	6,000.00			600.00
15" Diameter Class IV RGRCP	LF	50.00	369	18,450.00			1,845.00
15" Concrete Pipe Collar Per MAG Std. Det. 505	EA.	100.00	6	600.00			60.00
Curb Opening Catch Basin Per MAG Std. Det. 532 Type "C"	EA.	3,500.00	3	10,500.00			1,050.00
Curb Opening Catch Basin Per MAG Std. Det. 530 Type "A"	EA.	2,500.00	2	5,000.00			500.00
Concrete Driveway Per Detail A	SF	7.00	8,585	60,095.00			6,010.00
Adjust Manhole Frame & Cover to Grade Per MAG Std. Det. 422	EA.	300.00	3	900.00			
Adjust Valve Frame & Cover to Grade Per MAG Std. Det. 270i	EA.	275.00	4	1,100.00			110.00

PROJECT NAME: DYSART ROAD IMPROVEMENTS  
FROM VAN BUREN STREET TO I-10

BUDGET  
DETAIL SCHEDULE

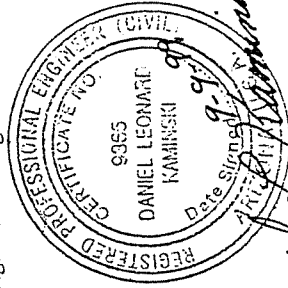
SHEET: 2 OF 2  
DATE: 09/09/1999

ITEM DESCRIPTION	UNIT	UNIT PRICE	NUMBER OF UNITS	TOTAL CONSTRUCTION COSTS	ENGINEERING COSTS	TOTAL ACTIVITY COSTS	PROJECTED O & M COSTS
4" Thick Class B Concrete Placed in Median Nose w/Running Bond Pattern Color Shall Be Dust on Type Similar to Patone #180u or as Approved by Manufacturer's Std. Colors	SF	5.00	1,524	7,620.00			762.00
Single Curb Per MAG Std. Det. 222 Type B	LF	5.50	96	528.00			53.00
Scoop Ramp Per City of Tempe Std Det. T-348	EA.	200.00	2	400.00			40.00
Return Type Driveway Per MAG Std. Det. 251, R=10' W=40'	SF	5.00	1,094	5,470.00			547.00
Concrete Ramp Entrance and Valley Gutter Per Detail C	SF	5.00	1,806	9,030.00			903.00
16" Waterline (C905 PVC Pipe) with tracer wire	LF	30.00	2,650	79,500.00			7,950.00
16" Gate Valve	EA	2500.00	4	10,000.00			1,000.00
North Traffic Signal	LS	220,000.00	1	220,000.00			22,000.00
South Traffic Signal	LS	200,000.00	1	200,000.00			20,000.00
Landscaping and Irrigation	LS	80,000.00	1	80,000.00			8,000.00
Construction Staking	LS	25,000.00	1	25,000.00			2,500.00
Traffic Control	LS	25000.00	1	25,000.00			2,500.00
Community Relations	LS	15000.00	1	15,000.00			1,500.00
		Total \$		1,175,287.00	63,200.00	1,238,487.00	117,441.00

100% ESP

*Daniel L. Kaminski*

Signature of Registered Professional



*Daniel L. Kaminski*

Van Buren 1,238,487

VB to Agua Fria 135,063

Total ESP \$1,673,550

PROJECT NAME.:  
VAN BUREN STREET IMPROVEMENTS FROM  
LA JOLLA BOULEVARD TO THE AGUA FRIA RIVER  
INCLUDING LA JOLLA BLVD AND LA CANADA BLVD

BUDGET  
DETAIL SCHEDULE

SHEET: 1 OF 3  
DATE: 09/09/1999

ACTIVITY	UNIT	UNIT PRICE	NUMBER OF UNITS	TOTAL CONSTRUCTION COSTS	ENGINEERING COSTS	TOTAL ACTIVITY COSTS	PROJECTED O & M COSTS
Mobilization	LS	30,000.00	1	30,000.00			3,000.00
Remove Existing Asphaltic Concrete (Pulverized)	SY	3.00	38,671	116,013.00			11,601.00
Remove Existing Curb and Gutter	LF	3.00	414	1,242.00			124.00
Remove Existing Sidewalk and Ramps	SF	2.00	998	1,996.00			200.00
Remove and Salvage Existing Sign	EA	50.00	13	650.00			65.00
Remove Existing Tree	EA	50.00	1	50.00			5.00
Remove Existing Concrete Spillway	SF	2.00	407	814.00			81.00
Relocate Existing Fire Hydrant per MAG Std Det 360	EA	1,000.00	1	1,000.00			100.00
Relocate Existing Water Meter	EA	500.00	1	500.00			50.00
Remove Existing Concrete Apron	SF	2.00	104	208.00			21.00
Remove Existing RID Irrigation Structure	EA	150.00	1	150.00			15.00
Remove Existing J-Box and Replace with New No. 3 J-Box	EA	250.00	1	250.00			25.00
Embankment	CY	6.00	1,000	6,000.00			600.00
Subgrade Preparation	SY	4.00	40,419	161,676.00			16,168.00
Aggregate Base Course	CY	15.00	2,002	30,030.00			3,003.00
Asphaltic Concrete (C-3/4)	TON	24.00	13,368	320,832.00			32,083.00
Asphaltic Concrete (D-1/2)	TON	26.00	3,539	92,014.00			9,201.00
Bituminous Tack Coat	TON	325.00	30	9,750.00			975.00
Vertical Curb and Gutter per MAG Std Det 220, Type "A"	LF	7.00	2,191	15,337.00			1,534.00
Sidewalk per MAG Std Det 230	SF	5.00	1,587	7,935.00			794.00
Sidewalk Ramp per MAG Std Det 231, Type "A"	EA	400.00	7	2,800.00			280.00
Sidewalk Ramp per MCDOT Std Det 2031, Type "B"	EA	350.00	1	350.00			35.00
Driveway per MAG Std Det 250	SF	6.00	765	4,590.00			459.00
Valley Gutter Per MAG Std Det 240	SF	6.00	523	3,138.00			314.00
Reconstruct G4 (1W) Guardrail per ADOT Std Det C-10.20	LF	12.00	423	5,076.00			508.00

PROJECT NAME.:  
 VAN BUREN STREET IMPROVEMENTS FROM  
 LA JOLLA BOULEVARD TO THE AGUA FRIA RIVER  
 INCLUDING LA JOLLA BLVD AND LA CANADA BLVD

BUDGET  
 DETAIL SCHEDULE

SHEET: 2 OF 3  
 DATE: 09/09/1999

ACTIVITY	UNIT	UNIT PRICE	NUMBER OF UNITS	TOTAL CONSTRUCTION COSTS	ENGINEERING COSTS	TOTAL ACTIVITY COSTS	PROJECTED O & M COSTS
Guardrail Terminal per ADOT Std Det sht 5a	EA	1,500.00	2	3,000.00			300.00
Reconstruct Manhole Frame and Cover per MAG Std Dets 420, 422, 424 and Det Sht 8	EA	1,000.00	14	14,000.00			1,400.00
Adjust Manhole Frame and Cover per MAG Std Dets 270 & 424	EA	300.00	14	4,200.00			420.00
Adjust Valve Box and Cover per MAG Std Det 270	EA	250.00	38	9,500.00			950.00
Adjust Water Meter Box	EA	200.00	1	200.00			20.00
Survey Monument per MAG Std Det 120-1, Type "A"	EA	300.00	3	900.00			90.00
Survey Monument per MAG Std Det 120-1, Type "B"	EA	200.00	6	1,200.00			120.00
3" Sch. 80 PVC Sleeves (for future traffic signal at 10th Street)	LF	7.00	774	5,418.00			542.00
Pull Boxes for Future Traffic Signal	EA	200.00	4	800.00			80.00
2" Sch. 80 PVC Conduit Slurry Encased Per Det Sht 8	LF	12.00	4,450	53,400.00			5,340.00
Pull Boxes for Interconnect Conduit	EA	200.00	12	2,400.00			240.00
Furnish and Install 6" Diameter PVC (SDR35) Sewer Service line	LF	35.00	108	3,780.00			378.00
Furnish and Install 8" Diameter PVC (SDR35) Sewer Pipe	LF	40.00	794	31,760.00			3,176.00
Furnish and Install 10" Diameter PVC (SDR35) Sewer Pipe	LF	45.00	980	44,100.00			4,410.00
Furnish and Install 5' Diameter Sewer Manhole per MAG Std Det 420	EA	3,000.00	3	9,000.00			900.00
6" Sewer Plug	EA	50.00	3	150.00			15.00
8" Sewer Plug	EA	75.00	1	75.00			8.00
8" Diameter Water Line	LF	45.00	44	1,980.00			198.00
16" Diameter Water Line	LF	60.00	30	1,800.00			180.00
8"x8"x8" Tee w/ Blind Flange and Thrust Block per MAG Std Det 38	EA	400.00	1	400.00			40.00
8" Water Line Plug	EA	150.00	1	150.00			15.00
16" Water Line Plug	EA	300.00	1	300.00			30.00
12" x 16" Reducer	EA	500.00	1	500.00			50.00
Replace Existing Water Service Per COA Std Detail	EA	900.00	15	13,500.00			1,350.00
12" Tapping Sleeve Gate Valve Box & Cover Per MAG Dets 340 & 342	EA	1,000.00	1	1,000.00			100.00
12" Gate Valve Box and Cover per MAG Std Det 391-A	EA	1,000.00	1	1,000.00			100.00
Replace Existing 16" ACP Waterline With Restrained Joint Ductile Iron Pipe, Pressure Class 250 min.	LF	90.00	100	9,000.00			900.00

BUDGET  
DETAIL SCHEDULE

PROJECT NAME.:  
VAN BUREN STREET IMPROVEMENTS FROM  
LA JOLLA BOULEVARD TO THE AGUA FRIA RIVER  
INCLUDING LA JOLLA BLVD AND LA CANADA BLVD

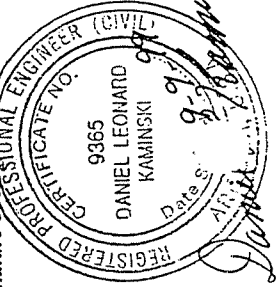
ACTIVITY	UNIT	UNIT PRICE	NUMBER OF UNITS	TOTAL CONSTRUCTION COSTS	ENGINEERING COSTS	TOTAL ACTIVITY COSTS	PROJECTED O & M COSTS
Pressurized Storm Drain Manhole Per MAG Std Det 523	EA	3,000.00	1	3,000.00			300.00
Screening wall on Southwest Corner of Dysart/Van Buren	LS	20,000.00	1	20,000.00			2,000.00
Catch Basin per COP Std Det P-1569, Type "M-2", L=3'	EA	1,750.00	1	1,750.00			175.00
Catch Basin per COP Std Det P-1569, Type "M-1", L=6'	EA	1,750.00	1	1,750.00			175.00
Catch Basin per COP Std Det P-1569, Type "M-1", L=10'	EA	2,000.00	1	2,000.00			200.00
Catch Basin per COP Std Det P-1569, Type "M-1", L=17'	EA	2,500.00	1	2,500.00			250.00
Catch Basin per COP Std Det P-1569, Type "M-2", L=6'	EA	2,100.00	1	2,100.00			210.00
18" Diameter RGRCP (Class IV)	LF	40.00	173	6,920.00			692.00
Storm Drain Manhole Per MAG Std Dets 521 (Modified) & 522	EA	3,000.00	1	3,000.00			300.00
Traffic Signal Upgrade at Dysart Road and Van Buren Street	LS	120,000.00	1	120,000.00			12,000.00
Traffic Signal conduit at 4th Street and Van Buren Street	LS	12,500.00	1	12,500.00			1,250.00
Signing and Marking	LS	13,500.00	1	13,500.00			1,350.00
Traffic Control	LS	25,000.00	1	25,000.00			2,500.00
Construction Staking	LS	25,000.00	1	25,000.00			2,500.00
Removal of Unsuitable Material and Replacement with ABC	CY	10.00	1,100	11,000.00			1,100.00
Potholing Using an Air Extraction Method	LS	10,000.00	1	10,000.00			1,000.00
					77,900.00	1,363,834.00	128,595.00
		Total \$		1,285,934.00			

Total 5800 feet = 31.9 %  
ESP 1850 feet

\$ 435,060

*Daniel L. Kaminski*

Signature of Registered Professional





## ATTACHMENT B

### SOURCES AND USES STATEMENT

#### I. USES:

##### A. Private Sector Related

1.	Acquisition of Existing Building with land	\$ <u>-0-</u>
2.	Site Acquisition (vacant land)	\$ <u>8,485,488</u>
3.	New building construction	\$ <u>37,840,000</u>
4.	Remodeling	\$ <u>-0-</u>
5.	Machinery and Equipment	\$ <u>6,100,000</u>
6.	Site preparation	\$ <u>3,627,546</u>
7.	Other _____	\$ <u>-0-</u>
Sub Total		\$ <u>56,053,034</u>

##### B. Public Sector Related

1.	Total ESP project improvements (Grand Total of Total Activity Costs in Attachment A and Item 23 in the Application)	\$ <u>1,673,550</u>
2.	Local public sector improvements (Infrastructure improvements directly related to the project and located on or contiguous to the project site. Do not include ESP related costs here)	
	<u>Included in the site</u>	\$ _____
	<u>preparation costs</u>	\$ _____
3.	Other _____	\$ _____

##### C. Total Uses

\$ 57,726,584 \*

#### II. SOURCES:

A.	Private sector project investment ((Item 18 b) Total)	\$ <u>46,325,488</u>
B.	Local public sector (direct project related)	\$ <u>8,194,849</u>
C.	Economic Strength Projects Fund (State funds) (Item 26)	\$ <u>200,000</u>
D.	ESP match	
	(2) From the public sector ((Items 27 a)(1)(2) &(3))	\$ <u>1,485,050</u>
	(1) From the private sector ((Item 27 b))	\$ <u>-0-</u>
E.	Other <u>profit to city from land sales</u>	\$ <u>1,521,197</u>
F.	Total Sources	\$ <u>57,726,584</u> *

\* Total Uses (I.C.) must equal Total Sources (II.F.)



STATE OF ARIZONA

OFFICE OF THE ATTORNEY GENERAL

1275 WEST WASHINGTON, PHOENIX, AZ. 85007-2926

JANET NAPOLITANO  
ATTORNEY GENERAL

TRN Main: (602) 542-1680

Direct: (602) 542-8837

Fax: (602) 542-3646

MAIN PHONE: (602) 542-5025

FACSIMILE: (602) 542-4085

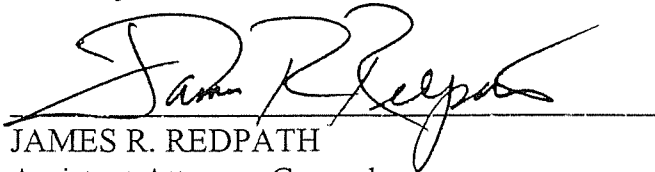
**INTERGOVERNMENTAL AGREEMENT**  
**DETERMINATION**

A.G. Contract No. KR00-0013TRN, an agreement between public agencies, has been reviewed pursuant to A.R.S. § 11-952, as amended, by the undersigned Assistant Attorney General who has determined that it is in the proper form and is within the powers and authority granted to the State of Arizona.

No opinion is expressed as to the authority of the remaining parties, other than the State or its agencies, to enter into said agreement.

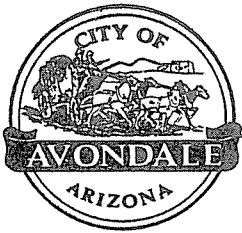
DATED April 24, 2000.

JANET NAPOLITANO  
Attorney General

  
JAMES R. REDPATH  
Assistant Attorney General  
Transportation Section

JRR:et/623217

Enc.



# CITY OF AVONDALE

INCORPORATED 1946

525 NORTH CENTRAL AVENUE • AVONDALE, ARIZONA 85323  
PHONE: (623) 932-2400 • FAX: (623) 932-2205  
INTERNET ADDRESS: [www.avondale.org](http://www.avondale.org)

**MAYOR**

RONALD J. DRAKE

March 06, 2000

**VICE MAYOR**

MARIE LOPEZ ROGERS

**COUNCIL MEMBERS**

ALBERT CARROLL, JR.  
PEGGY JONES  
STEPHANIE KARLIN  
BETTY S. LYNCH  
RAYMOND H. SHUEY

Mary Lynn Tischer, Director  
Transportation Planning  
AZ Department of Transportation  
205 South 17 Avenue, Mail Drop 616E  
Phoenix, AZ. 85007

**CITY CLERK**

LINDA M. FARRIS

Dear: Ms. Tischer:

Enclosed please find (3) original copies of the Intergovernmental Agreement between the State of Arizona and the City of Avondale ADOT ECS File: JPA 00-02 Project: G1050 85C Section: Dysart Road ESP Improvements.

When the agreements have been signed, please return (1) original to the City Clerks office for our records.

If you have any questions or concerns, please call me at (623) 932-2400.  
Thank you.

Sincerely,

Dixie C. Hunt  
Records Mgmt Clerk

*TO MLC  
13 APR*